



## **ORDINANCE 2006-018**

**AN ORDINANCE APPROVING A PLAN MAP AND TEXT AMENDMENT, ADDING A NEW CHAPTER 8 TO THE SHERWOOD COMMUNITY DEVELOPMENT PLAN COMPREHENSIVE PLAN PART 2, INCLUDING A CONCEPT PLAN FOR A NEW NEIGHBORHOOD, AMENDING THE TRANSPORTATION PLAN MAP IN CHAPTER 6, SANITARY SEWER AND STORMWATER MAPS IN CHAPTER 7, AMENDING CHAPTERS 2 & 5 OF THE SHERWOOD ZONING & COMMUNITY DEVELOPMENT CODE, AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the existing Comprehensive Plan (Part 2) was approved by Ordinance 91-922, and outlines a system wide land use policy consistent with Statewide Planning Goals; and

**WHEREAS**, Metro brought Area 59, an 85 acre area, into the urban growth boundary in December 2002, and the City initiated concept planning in December 2004, and approved the establishment of a Citizens Advisory Committee (CAC) via Resolution 2004-090 on October 12, 2004; and

**WHEREAS**, the CAC met over the course of a year in 2005, referred to as Phase 1, and recommended a concept plan map in December 2005, revised by the Planning Commission in February 2006, and approved by the City Council via Resolution 2006-017 on April 18, 2006, which authorized city staff to begin the plan amendment application consistent with Section 4.201 of the Sherwood Zoning & Community Development Code (SZCDC); and

**WHEREAS**, the plan amendment application, referred to as Phase 2, was required to implement the concept plan map through new zoning designations, comprehensive plan policies and map amendments, and amendments to the SZCDC consistent with the criteria in Section 4.203.01 & 4.203.02 to approve a change to the Comprehensive Plan Map and Text, Statewide Land Use Planning Goals, Transportation Planning Rule (OAR 660-012), Metro Urban Growth Management Functional Plan standards, and Metro Ordinance 02-969B; and

**WHEREAS**, the Sherwood Planning Commission held a work session open to the public on May 9, conducted a public hearing on the proposed plan map and text amendment, referred to as File No. PA 06-01, on July 25, 2006, deliberated a

recommendation on August 8, 2006 and recommended approval of the plan map and text amendment to the City Council on September 12, 2006; and

**WHEREAS**, the Sherwood City Council conducted a joint work session with the Planning Commission on July 18, 2006 and held a public hearing on the proposed plan map and text amendment on November 8, 2006; and

**WHEREAS**, the Sherwood City Council has received the application materials, the City's Planning Staff reports (PA 06-01), supporting documents, exhibits, and the Planning Commission findings, and the Council reviewed the materials submitted, and the findings of fact of the proposal, and conducted a required public hearing for a Type 5 Legislative amendment on December 5, 2006.

**NOW, THEREFORE, THE CITY ORDAINS AS FOLLOWS:**

Section 1. Commission Review & Public Hearings. That the application for a Plan Map & Text Amendment (File No. PA 06-01) to add Chapter 8 – UGB Additions, including the Area 59 Concept Plan Map to the Comprehensive Plan (Part 2), amend the Transportation Plan Map Chapter 6 and by reference the Transportation System Plan, Sanitary Sewer Master Plan Map and Stormwater Master Plan Map in Chapter 7, amend the Sherwood Plan & Zone Map, amend the SZCDC Chapter 2 (Section 2.202 - Planned Unit Development (PUD)), Section 2.204 – Townhomes, Section 2.303 - Fences, Walls, & Hedges), and Chapter 5 (Section 5.102.04E – Site Plan Review) was subject to full and proper review, and public hearings were held before the Planning Commission on July 25 and the City Council on November 8, 2006 and December 5, 2006.

Section 2. Findings. After full and due consideration of the application, multiple City Staff reports, the record, findings, including those made during Phase 1 hereafter referenced and adopted, and of the evidence presented at the public hearings, the Council finds that the proposed plan map and text amendments are appropriate to revise the Sherwood Community Development Plan (Part 2) and Sherwood Plan & Zone Map, and Sherwood Zoning & Community Development Code (Part 3) consistent with state law. The Council adopts the findings of fact contained in the staff reports from Phase 1 – Concept Plan, and Phase 2 – Implementation (July 18 and September 5, 2006) and the summary of recommendations from the Planning Commission to the City Council dated October 27, 2006 and a final report dated November 17, 2006. Further, the Council finds that, although they chose not to implement the mixed use overlay zone at this time, the findings made in the record, specifically the July 18, 2006 report, continue to apply and meet local, regional and state criteria.

Section 3. Approval. The Plan Map & Text Amendments are hereby **APPROVED**; the specific amendments approved by this Ordinance are:

2-A – Comprehensive Plan - Chapter 8

2-B – Zoning and Community Development Code amendments to Chapters 2 &  
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- 2-C - Sherwood Plan & Zone Map for Area 59
- 2-F - Transportation Plan Map and the Water, Sewer and Storm System Map
- 2-K - Adopted Concept Plan map

Additional out-of-sequence exhibits are identified in the record of decision, which is adopted by reference and included in the 11-8-06 Council packet materials.

Section 4. Manager Authorized. The Planning Supervisor is hereby directed to take such action as may be necessary to document the adoption of said amendment.

Section 5. Effective Date. This ordinance shall become effective the 30<sup>th</sup> day after its final adoption by the City Council and signature of the Mayor. Duly approved by the City Council and signed by the Mayor this 18<sup>th</sup> day of January, 2007.

  
 Keith S. Mays, Mayor

Attest:

  
 Sylvia Murphy, City Recorder

	AYE	NAY
Luman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
King	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Heironimus	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Durrell	<i>absent</i>	<input type="checkbox"/>
Mays	<input checked="" type="checkbox"/>	<input type="checkbox"/>